

2012-009046

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD.



00122839201200090460010019

08/16/2012 01:01:02 PM

Fee: \$37.00

SPACE RESERVED  
FOR  
RECORDER'S USE
 Registered  
 County

Curtis Dotson and Carol Friedrich

20880 E. 52ND AVE.

DENVER, CO 80249-8517

Grantor's Name and Address

Julia M. McDowell, 3935 GREENSPRINGS  
Dr, Klamath Falls, OR 97601 ANDJerry L. Friedrich, 8020 283rd St NW  
STANWOOD WA 98292

Grantee's Name and Address

After recording, return to (Name and Address):

Julia M McDowell

3935 GREENSPRINGS Dr

Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

Julia M McDowell

3935 GREENSPRINGS Dr

Klamath Falls, OR 97601

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Curtis Dotson and Carol Friedrich,  
Husband and Wife

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

JULIA M. McDowell AND JERRY L. FRIEDRICH, brother and sisterhereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

Stewart, Lot 11, in Block 4, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon

Subject to easements, rights of way, and restrictions, whether of record, apparent on the land, or arising by operation of law.

Tax Account #: R-3909-007CA-4700 R536780

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Love and Affection <sup>①</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. <sup>②</sup> (The sentence between the symbols <sup>①</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on AUGUST 16, 2012; any signature on behalf of a business or other entity is made with the authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Curtis Dotson  
Carol Friedrich

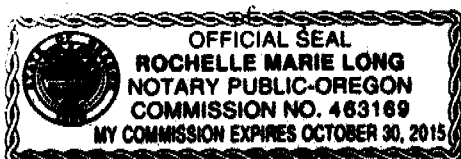
STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on August 16, 2012  
by Curtis Dotson and Carol Friedrich

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_



Rochelle Marie Long  
Notary Public for Oregon

My commission expires October 30, 2015